

PLANNING BOARD AGENDA  
TUESDAY, MAY 17, 2005, 7:00 P.M.  
THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

CONSENT AGENDA

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| 1. | SITE DEVELOPMENT<br>PLAN/SITE LOCATION<br>OF DEVELOPMENT<br>MODIFICATION | <u>92 Hayes Street – Maine Army National Guard<br/>applicant.</u><br><br>Site Development Plan/Site Location of<br>Development Act Modification approval<br><br>to<br><br>construct an unheated metal storage<br>building over an existing concrete pad<br>for the parking of fueling trucks at 92<br>Hayes Street in an Airport Development<br>District. Maine Army National Guard,<br>applicant. |
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PUBLIC HEARINGS

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| 2. | CONDITIONAL USE/<br>SITE DEVELOPMENT<br>PLAN | <u>322 Stillwater Avenue – Leadbetter<br/>Realty Trust, applicant.</u><br><br>Conditional Use/Site Development Plan<br>approval for a drive-thru car wash at the<br>existing convenience store located at<br>322 Stillwater Avenue in a Shopping and<br>Personal Service District. Leadbetter<br>Realty Trust, applicant.  |
| 3. | 3. ZONE CHANGE                               | <u>975 Kenduskeag Avenue –<br/>Paige Investment, LLC, applicant.</u><br><br>To amend the Land Development Code<br>by changing a parcel of land located at<br>approximately 975 Kenduskeag Avenue<br>from Rural Residence and Agricultural<br>District to Low Density Residential<br>District. Said parcel containing<br>approximately 18.75 acres. Paige<br>Investment, LLC, applicant. C.O. # 05-<br>147. |

4. ZONE CHANGE

729, 731, 735, 739, 743, and 759  
Broadway and a Portion of 58 Hillside  
Avenue – Varnbro, Inc., Atlantic  
Investments, Inc., Broadway Dental  
Associates, PA, John Tozer and Laura  
Reidy, and Varnbro Corporation,  
applicants.

To amend the Land Development Code  
by changing parcels of land located at  
729, 731, 743, 739 and 759 Broadway  
and a portion of 58 Hillside Avenue from  
High Density Residential District and  
Contract Government and Institutional  
Service District to Shopping and  
Personal Service District. Said parcels  
containing approximately 4.85 acres.  
Varnbro, Inc., Atlantic Investments,  
Inc., Broadway Dental Associates, PA.,  
John Tozer and Laura Reidy, and  
Varnbro Corporation, applicants. C.O. #  
05-148.

5. ZONE CHANGE

1017 Union Street – The Fore C's LLP/ Fore  
C's Corporation, applicants.

To amend the Land Development Code  
by changing part of a parcel of land  
located at 1017 Union Street from High  
Density Residential District to Shopping  
and Personal Service District. Said  
portion of a parcel containing  
approximately 2.7 acres. The Fore C's  
LLP/Fore C's Corporation, applicants.  
C.O. # 05-149.

6. ZONE CHANGE

Virginia Lane – Hampden Home Builders,  
applicant.

To amend the Land Development Code by  
changing part of parcels of land located  
on Virginia Lane from General  
Commercial and Service District to Low  
Density Residential District. Said part of

parcels containing approximately 3.4 acres. Hampden Home Builders, applicant. C.O. # 05-150.

7. ZONE CHANGE

577 Ohio Street – Mt. Pleasant Catholic Cemetery Association, applicant.

To amend the Land Development Code by changing parts of parcels of land located at 577 Ohio Street from Government and Institutional Service District to Urban Residence 1 District. Said parts of parcel containing approximately 10,000 square feet. Mt. Pleasant Catholic Cemetery Association, applicant. C.O. # 05-151

8. ZONE CHANGE

541 Maine Avenue – City of Bangor, applicant.

To amend the Land Development Code by changing a parcel of land located at 541 Maine Avenue from Government and Institutional Service District to Shopping and Personal Service District. Said parcel containing approximately one acre. City of Bangor, applicant. C.O. # 05-152.

9. ZONE CHANGE

258 Main Street – City of Bangor, applicant.

To amend the Land Development Code by changing a parcel of land located at 258 Main Street from Contract Urban Industry District and General Commercial and Service District to Downtown Development District. Said parcel containing approximately 7,500-square feet. City of Bangor, applicant. C.O. # 05-153.

## APPROVAL OF MINUTES

10. PLANNING BOARD  
APPROVAL.

Planning Board Approval of Minutes.

## NEW BUSINESS

11. FINAL SUBDIVISION  
PLAN/SITE LOCATION  
OF DEVELOPMENT  
ACT APPROVAL

Off of Church Road – Lavallee  
& Ide, Inc., applicant.

Final Subdivision Plan/Site Location of Development Act approval of Phase II of the Church Woods Subdivision located off of Church Road in a Rural Residence and Agricultural District. Lavallee & Ide, Inc., applicant.